



VICINITY MAP
(NOT TO SCALE)

- Surveyor Notes:**
1. All corners set are monumented with a 1/2 inch iron rod with a yellow plastic cap stamped "VOTEX R.P.L.S. #4813".
 2. The bearing basis is the northeast line of Lot 1-DR, Block A (S49°32'15"E) of River Park Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 8861 of the Plat Records of Tarrant County, Texas.
 3. Subject property is currently zoned Intensive Commercial ("G").
 4. No portion of the subject property lies within the 100-year floodplain according to FEMA Map No. 48439C0385J, dated August 23, 2000.

LEGEND

1/2"IRS	IRON ROD SET WITH YELLOW CAP STAMPED "VOTEX R.P.L.S. #4813"
1/2"IRF	IRON ROD FOUND

40 0 40 80 120 Feet

REMAINDER OF LAND ROVER, LTD. VOLUME 11432, PAGE 1589 D.R.T.C.T.

!!! NOTICE !!!
FOR MULTIPLE ADDRESSES IN THIS LEGAL DESCRIPTION, CONTACT THE FORT WORTH FIRE DEPARTMENT AT 817-392-6897 OR 817-392-6833 THE FORT WORTH FIRE DEPARTMENT MUST APPROVE OR ASSIGN ALL ADDRESSES

3500
RIVER BEND BOULEVARD

LOT 1R, BLOCK 1
156,394 SQ. FT.
3.5903 ACRES

ZONING: INTENSIVE COMMERCIAL ("G")

LOT 2R, BLOCK 1
53,116 SQ. FT.
1.2194 ACRES

3420

RIVER BEND BOULEVARD
(VARIABLE WIDTH R.O.W.)
(A PUBLIC RIGHT-OF-WAY)
CONCRETE SURFACE

LINE	BEARING	DISTANCE
L1	N14°33'36"E	29.21'
L2	N52°39'43"E	28.60'
L3	N65°09'12"E	7.12'
L4	S81°34'30"E	30.46'
L5	N10°59'17"E	17.55'
L6	N78°05'30"W	7.58'
L7	N48°19'31"E	39.90'
L8	N77°51'51"E	32.85'
L9	N67°05'18"E	12.89'
L10	N54°00'21"E	27.05'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	43°05'16"	61.88'	46.53'	N50°03'36"E	45.44'
C2	22°55'23"	120.44'	48.19'	N63°25'10"E	47.86'

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Building Permits

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/dwelling/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners set forth in this paragraph.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth, or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per City Development Design Standards.

- General Notes:**
1. Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
 2. The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: 6-8-07

By: Dennis D. Vote (Signature)
By: Dennis D. Vote (Signature)

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS HOUGHTON PROPERTIES, LTD. is the sole owner of the following described property to wit:

BEING A 4.8097 acre tract of land situated in the HEIRS OF E.H. BURKE SURVEY, ABSTRACT NO. 160, in the City of Fort Worth, Tarrant County, Texas, and being all of Lot 1-DR, Block 1 of the River Park Addition, an addition to the City of Fort Worth, as recorded in Cabinet A, Slide 8861 of the Plat Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the east corner of said Lot 1-DR, Block 1 and on the northwesterly right-of-way line of River Bend Boulevard (variable width R.O.W.);

THENCE, along the southerly lines of said Lot 1-DR, Block 1 and the northerly right-of-way lines of said River Bend Boulevard, as follows:

S 40 deg. 27 min. 45 sec. W, a distance of 109.45 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right, having a central angle of 49 deg. 32 min. 15 sec., a radius of 466.00 feet and a chord bearing S 65 deg. 13 min. 53 sec. W, a distance of 390.47 feet;

Southwesterly along said curve, an arc distance of 402.90 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right, having a central angle of 53 deg. 55 min. 45 sec., a radius of 412.50 feet and a chord bearing N 63 deg. 02 min. 07 sec. W, a distance of 374.09 feet;

Northwesterly along said curve, an arc distance of 388.26 feet to a 1/2 inch iron rod set for corner;

N 36 deg. 04 min. 15 sec. W, a distance of 6.95 feet to a 1/2 inch iron rod set for corner at the west corner of aforesaid Lot 1-DR, Block 1, on the southeasterly right-of-way line of Missouri Pacific Railway Company (150' R.O.W.), and at the beginning of a non-tangent curve to the left, having a central angle of 02 deg. 46 min. 23 sec., a radius of 2979.51 feet and a chord bearing N 60 deg. 33 min. 32 sec. E, a distance of 144.19 feet;

THENCE, along the northwesterly lines of said Lot 1-DR, Block 1 and the southeasterly right-of-way lines of said Missouri Pacific Railway Company, as follows:

Northeasterly along said non-tangent curve, an arc distance of 144.21 feet to a 1/2 inch iron rod found for corner;

N 58 deg. 48 min. 56 sec. E, a distance of 72.99 feet to a 5/8 inch iron rod found for corner;

N 56 deg. 48 min. 00 sec. E, a distance of 103.10 feet to a 5/8 inch iron rod found for corner;

N 54 deg. 24 min. 00 sec. E, a distance of 102.90 feet to a 1/2 inch iron rod set for corner;

N 52 deg. 26 min. 00 sec. E, a distance of 102.20 feet to a 1/2 inch iron rod set for corner;

N 50 deg. 58 min. 00 sec. E, a distance of 47.01 feet to a 1/2 inch iron rod set for corner at the north corner of aforesaid Lot 1-DR, Block 1;

THENCE, S 49 deg. 32 min. 15 sec. E, along the northeasterly line of said Lot 1-DR, Block 1, a distance of 378.03 feet to the POINT OF BEGINNING and containing 4.8097 acres or 209,510 sq. ft. of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, HOUGHTON PROPERTIES, LTD., Owner, does hereby adopt this plat of RIVER PARK ADDITION, LOTS 1R & 2R, BLOCK 1 in the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the streets, alleys, parks, playgrounds and utility easements only shown thereon and does hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system on any of these utility easements only and any utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of the owner.

EXECUTED this 1 day of JUNE, 2007.

HOUGHTON PROPERTIES, LTD.

BY: Andrew Smith (Signature)

NAME: Andrew Smith

TITLE: President, Commerce First Financial, Inc. as General Partner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Andrew Smith, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1 day of JUNE, 2007.

Sandy Winfrey (Signature)
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Dennis D. Vote, Registered Professional Land Surveyor in the State of Texas, do hereby certify that the subdivision plat hereon accurately represents the described property as determined by a survey made on the ground, under my direction and supervision, and upon completion of construction, 1/2 inch iron rods capped "VOTEX R.P.L.S. #4813" will be set at all subdivision boundary corners and "X" cuts placed at the right-of-way centerline intersections and points of curvature. The monuments or marks, set or found, are sufficient to enable retracement.

Dennis D. Vote (Signature)
DENNIS D. VOTE
Registered Professional Land Surveyor #4813

STATE OF TEXAS
COUNTY OF Collin

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Andrew Smith, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1 day of JUNE, 2007.

Sandy Winfrey (Signature)
Notary Public in and for the State of Texas



FINAL PLAT
RIVER PARK ADDITION
LOTS 1R & 2R, BLOCK 1

4.8097 ACRES / 2 LOTS

BEING A REPLAT OF LOT 1-DR OF RIVER PARK ADDITION AS RECORDED IN CABINET A, SLIDE 8861, PLAT RECORDS, TARRANT COUNTY, TEXAS

IN THE
HEIRS OF E.H. BURKE SURVEY, ABSTRACT NO. 160
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SCALE: 1"=40' DATE: MAY 31, 2007

CASE NO. FS 007-076

PROJECT NO. 17009-C

Owner:
Houghton Properties, Ltd.
16475 Dallas Parkway, Suite 330
Addison, Texas 75001
Phone: (972) 250-6633
Fax: (972) 250-6640
Contact: Andrew Smith
E-mail: andrew@houghtoncapital.com

Surveyor:
Votex Surveying
4548 Tuscany Drive
Plano, Texas 75093
Phone: (972) 964-0858
Fax: (972) 964-3604
Contact: Dennis Vote
E-mail: dennisvote@txr.com

Cabinet A Slide 11977 Date 6/8/07